

**To the Mayor and Members of the City Council****January 9, 2024**

Page 1 of 1

**SUBJECT: PROPOSED COUNCIL INITIATED ZONING CHANGES FOR  
1405 AND 1409 WEILER BOULEVARD SOUTH OF BRENTWOOD  
STAIR ROAD IN COUNCIL DISTRICT 11**

On January 23, 2024, the City Council will consider a resolution to initiate the zoning change process on property located at 1405 and 1409 Weiler Boulevard in the Eastside Planning Sector. The properties at 1405 and 1409 Weiler Boulevard are currently zoned "E" Neighborhood Commercial. Development on the property at 1405 Weiler includes a liquor store while the property at 1409 Weiler is vacant with the potential for redevelopment where a building was previously demolished.

The residential neighborhood that adjoins this property to the south has expressed concerns about the scale and intensity of allowed uses. The Future Land Use Map designates this property as "Neighborhood Commercial". The Comprehensive Plan policies for this sector include promoting appropriate infill on old commercial sites within developed areas and encouraging new development in character with the existing neighborhood scale.

The proposed zoning for this property is "ER" Neighborhood Commercial Restricted. "ER" zoning would prohibit alcohol sales and limit the height to 35 feet. It should be noted that any existing conforming uses that do not comply with "ER" zoning would become nonconforming – meaning they could continue to operate as long as the operations do not cease for more than two years. Council Member Jeanette Martinez has notified the affected property owners of the proposed zoning change from "E" Neighborhood Commercial to "ER" Neighborhood Commercial Restricted.

The proposed schedule for the zoning change is:

City Council resolution to initiate zoning change	January 23, 2024
Zoning Commission public hearing and recommendation	February 14, 2024
City Council public hearing and action	February 27, 2024

For any questions, please contact LaShondra Stringfellow, Assistant Director of Development Services at 817-392-6214.

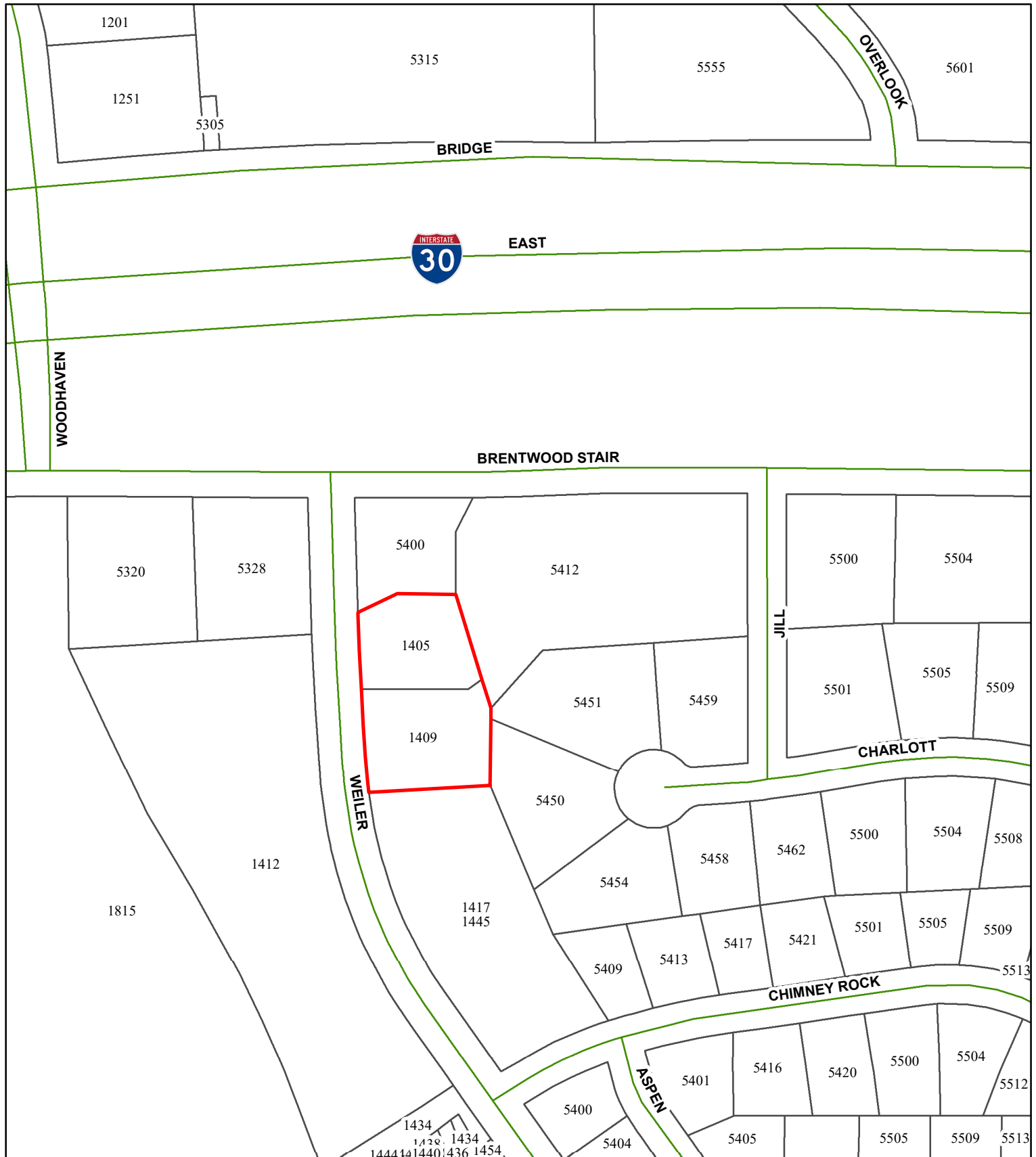
**David Cooke**  
**City Manager**

Attachment

# 1405 and 1409 Weiler Boulevard

Proposed Zoning:  
From "E" Neighborhood Commercial  
To "ER" Neighborhood Commercial Restricted

**Exhibit A**



Copyright 2023 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Fort Worth assumes no responsibility for the accuracy of said data.

0 100 200 400 Feet

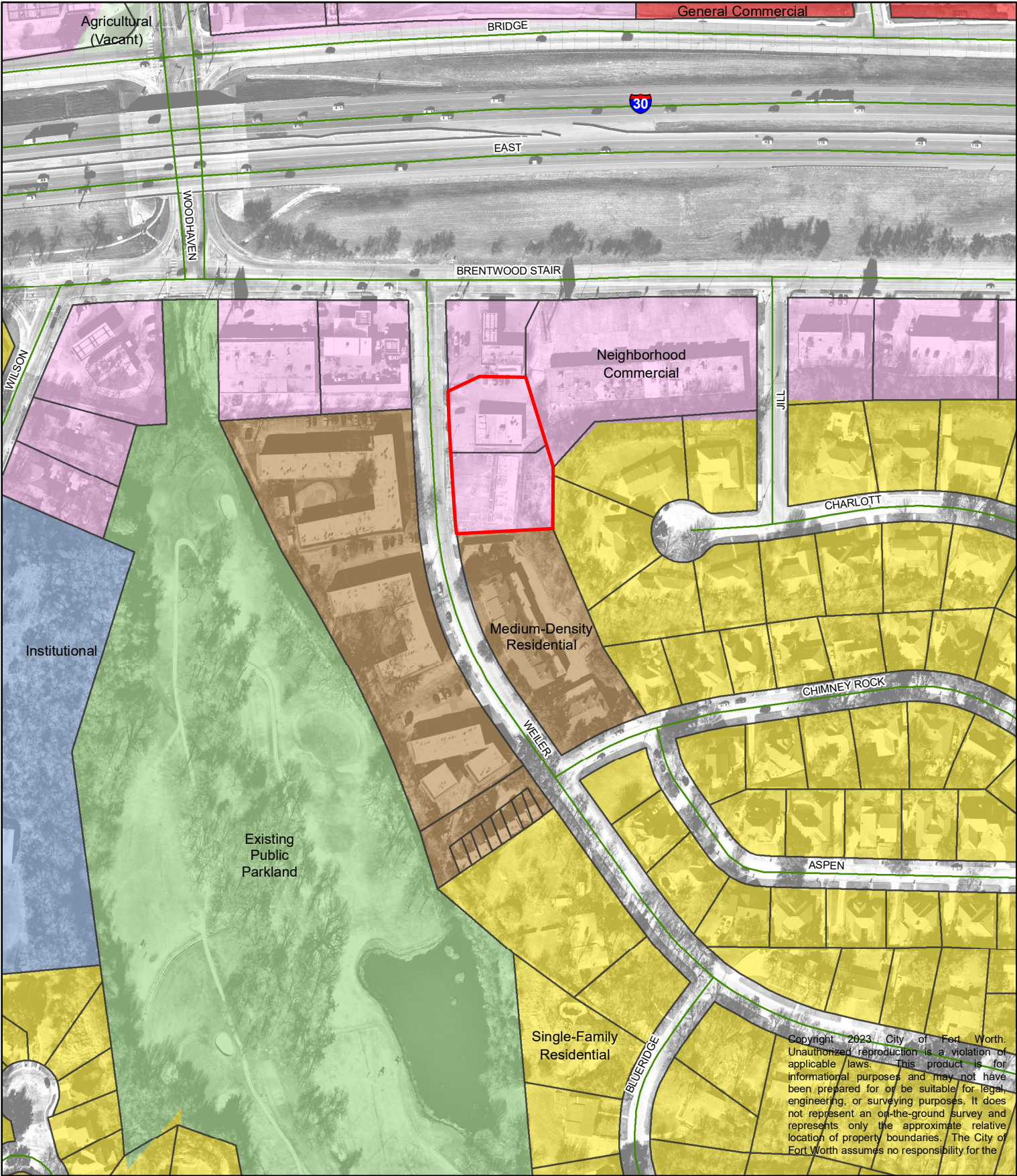




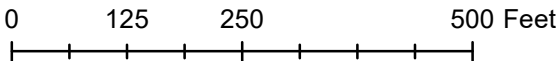
# 1405 & 1409 Weiler Boulevard Future Land Use Map

Exhibit B

COUNCIL DISTRICT 11



- |                                   |                                     |
|-----------------------------------|-------------------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial             |
| Single Family Residential         | General Commercial                  |
| Medium Density Residential        | Public Park, Recreation, Open Space |
| Institutional                     | Rezoning Boundary                   |

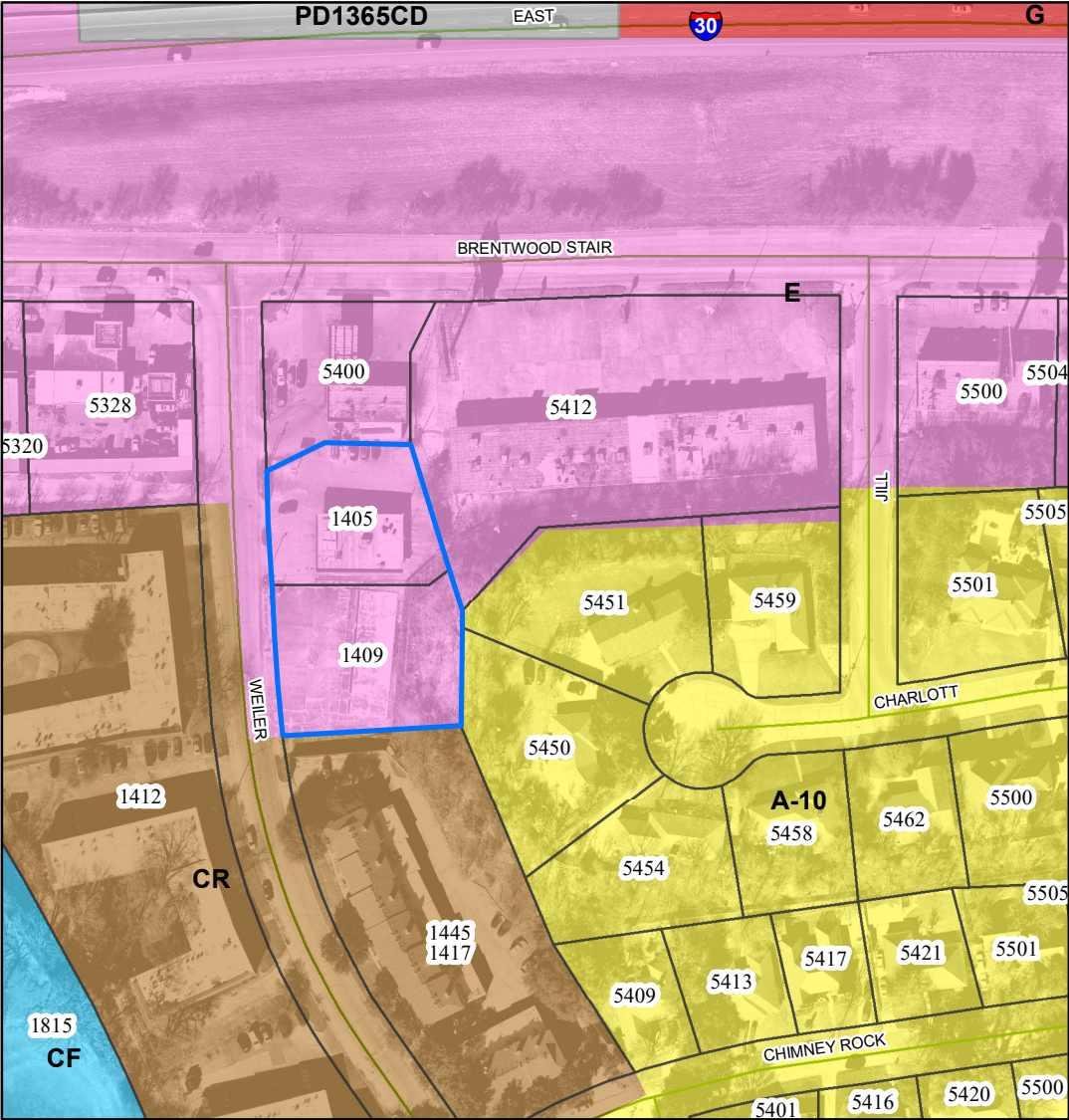




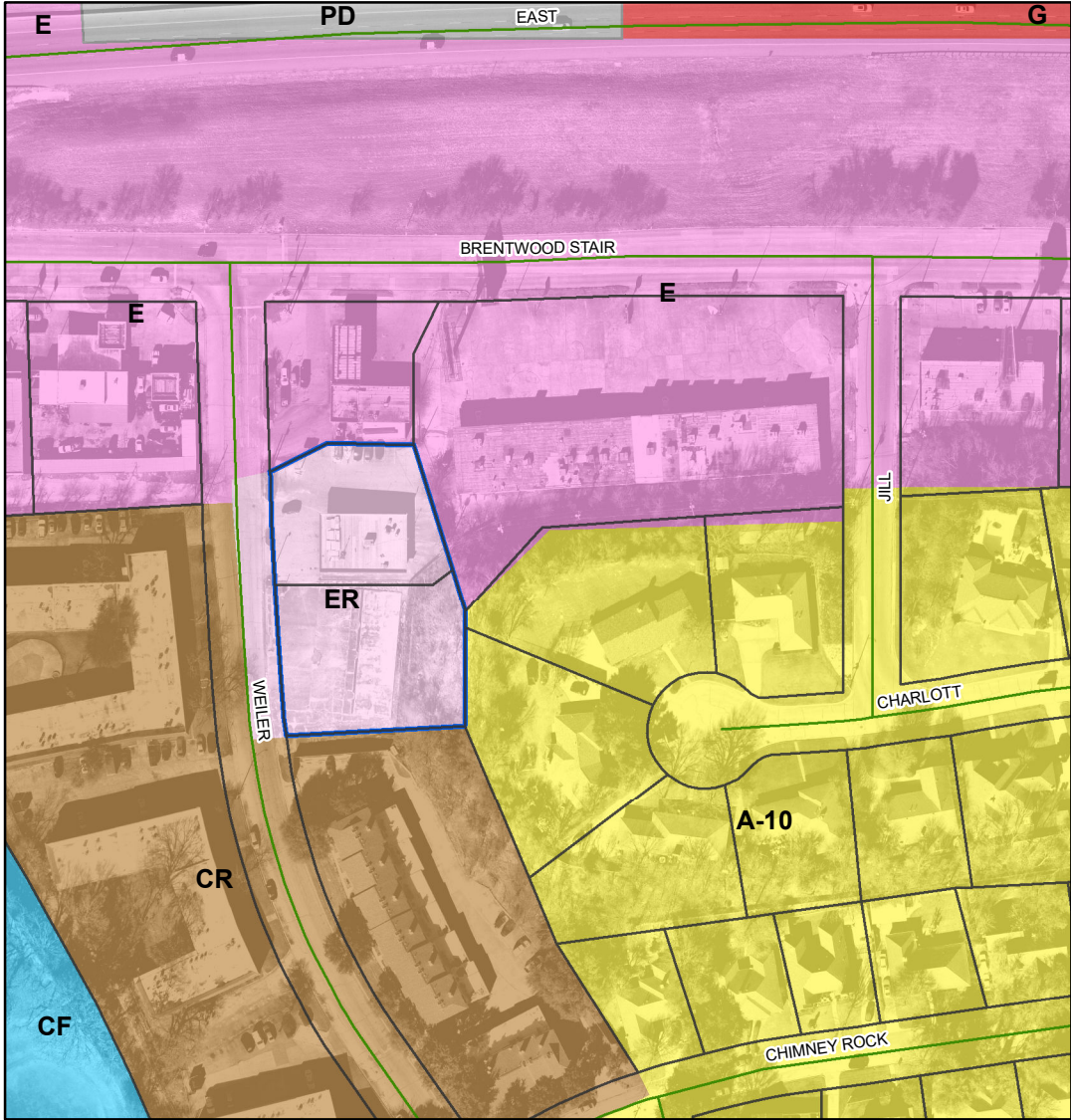
# 1405 & 1409 Weiler Boulevard

## Exhibit C

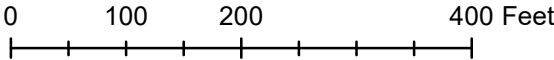
### Current Zoning



### Proposed Zoning



- Rezoning Boundary
- A-10; A-7.5; A-5; AR- Residential (Single Family)
- CR - Low-Density Multifamily
- CF - Community Facility
- E - Neighborhood Commercial
- ER - Neighborhood Commercial Restricted
- FR; F; G; OM- General Commercial
- PD- Planned Development



Copyright 2023 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Fort Worth assumes no responsibility for the accuracy of said data.